

City of Seattle

COMPREHENSIVE PLAN AMENDMENT APPLICATION



The use of this application is appropriate when a change in the specific text in the adopted City of Seattle Comprehensive Plan is desired. Applications are due to the Department of Design, Construction and Land Use (DCLU) no later than 5:00 p.m. on January 20th for consideration in the same calendar year. If January 20th falls on a weekend, the deadline is the Friday closest to that date. Any proposals received after January 20th will fall into the review process for the following year.

(Please Print or Type)

Date: February 20, 2004

FOR OFFICE USE
ONLY

Application Received (stamp)

Applicant: BINMIC Action Committee – John Kane (chair)

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City: Seattle State: WA Zip: 98107 Phone: 206-691-0476

Email: jkane@kane-environmental.com

Contact (if not applicant): _____

Mailing Address: _____

City: _____ State: _____ Zip: _____ Phone: () _____

If Applicable, Name of General Area/ Location/ Site which would be affected by this proposed change in text (attach additional sheets if necessary)

BINMIC (Ballard Interbay Northend Manufacturing Industrial Area) Planning area – specically, those street ends which abut shorelines within the BINMIC planning area.

If the application is approved for further consideration by the City Council, the applicant may be required to submit a State Environmental Policy Act (SEPA) checklist. Acceptance of this application does not guarantee final approval.

Applicant Signature: _____ Date: _____

REQUIRED QUESTIONNAIRE: Comprehensive Plan Amendment Application

- 1) Provide a detailed description and explanation of the proposed text amendment. Include the Element (Land Use, Transportation, etc) and the specific goal or policy to be amended.

Amend the BINMIC plan to add a new policy regarding use of shoreline street ends in industrial areas to strengthen the preference given to uses that support or are compatible with existing or proposed industrial development in the BINMIC by prohibiting new public access projects on shoreline street ends within the BINMIC.

- 2) Describe how the issue is currently addressed in the Comprehensive Plan. If the issue is not adequately addressed, describe the need for it.

Currently the Shoreline Policies in the Comprehensive Plan identify public access as a goal for shoreline areas. This can result in conflicts between public access and the industrial functions of the Manufacturing/Industrial Centers.

- 3) Why is the proposed change the best means for meeting the identified public need? What other options are there for meeting the identified public need?

Street vacations are weighed, in part, based on their consistency with the Comprehensive Plan's goals and policies. By adding a policy to the BINMIC plan, the City will have clearer direction for how street ends in the Manufacturing/Industrial Center should be treated. The City could also amend Resolution 29370 that lays out policies to guide the development of public access improvements to shoreline street ends. However, that resolution also references adopted neighborhood plans in the Comprehensive Plan, and as a resolution would carry less legal weight than an amendment to the Comprehensive Plan.

- 4) What do you anticipate will be the impacts caused by the change in text, including the geographic area affected and the issues presented? Why will the proposed change result in a net benefit to the community? If not, what type of benefit can be expected and why?

The proposed amendment would relate specifically to shoreline street ends within the Ballard-Interbay-Northend Manufacturing/Industrial Center. It would provide greater guidance as to the appropriate use of street ends within the Manufacturing/industrial Center, and thus reduce the potential for conflicts between pedestrians, bicyclists and other members of the public who would be attracted by the public access to the water and the industrial users of adjacent properties. This would reduce the potential for accidents and traffic congestion.

- 5) How would the proposed change comply with the community vision statements, goals, objectives, and policies of the Comprehensive Plan? Include any data, research, or reasoning that supports the proposed amendment.

The proposed amendment would implement the Ballard-Interbay-Northend Manufacturing/Industrial Center plan, as identified in the BINMIC Approval and Adoption Matrix Activity number RG3. The proposed amendment is consistent with the following policies:

BI-P15: "Support preservation of all streets within the BIMIC... for freight mobility"

BI-P21: "Strive to retain shorelines for water dependent uses...", and

BI-P23: "Encourage land assembly on the BIMIC waterfront to accommodate commercial fishing and other heavier maritime uses.

BI-P26: "Strive to provide opportunities for industrial reuse of vacant governmentally owned property within the BINMIC."

- 6) Is there public support for this proposed text amendment (i.e. have you conducted community meetings, etc.)? Note: All applications will be subject to full public participation, notice, and environmental review.

The proposed amendment comes from the 1998 BINMIC plan which was subject to extensive public outreach.